



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

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DAVID E. JANSSEN
Chief Administrative Officer

June 17, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**APPROVE ADDENDUM
TO THE GRAND AVENUE AND ENVIRONS ENVIRONMENTAL IMPACT REPORT
(FIRST DISTRICT) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

Approve the attached Addendum to the Grand Avenue and Environs Environmental Impact Report (EIR) to reflect refinements to the Music Center Improvements element of the project to address changes to the lower level restaurant space (Otto's Grill) and find that implementing the project refinements would not create new or more severe significant effects not considered in the project EIR.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended action will make modifications to the project description approved by your Board in adopting the Final Environmental Impact Report (EIR) for the Grand Avenue and Environs Project on October 8, 2002, relative to the Music Center Improvements element of the project. These modifications do not change the impacts previously identified in the Final EIR.

The modifications to the project description reflect refinements to the exterior renovations of the lower level restaurant space (Otto's Grill) and the inclusion within the project description of the installation of a grease interceptor, as required by the City of Los Angeles as a condition for the interior renovations.

Board of Supervisors
GLORIA MOLINA
First District

YVONNE BRATHWAITE BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

Honorable Board of Supervisors
June 17, 2003
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the project and determines that the refinements to the Music Center Improvements do not create new or more significant impacts. Therefore, an Addendum is the appropriate document for compliance with the California Environmental Quality Act.

ENVIRONMENTAL DOCUMENTATION

On October 8, 2002, your Board certified the Final EIR for the Grand Avenue and Environs Project, including the Music Center Improvements element, and adopted the Findings of Fact and Statement of Overriding Considerations, which determined that the economic, legal, social (recreational and educational), technical and other benefits of the project outweigh and override the unavoidable adverse impacts of the project including impacts to air quality, cultural resources, noise and transportation/traffic.

This Addendum, which was prepared pursuant to and in compliance with Section 15164 of the California Environmental Quality Act, makes minor refinements to the project description of the Music Center Improvements element of the project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action has no impact on other services or projects.

CONCLUSION

Please return one conformed copy of this action to the Chief Administrative Office (Capital Projects), County Counsel and the Music Center.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "David E. Janssen", with a stylized flourish at the end.

DAVID E. JANSSEN
Chief Administrative Officer

DEJ:JSE
KW:mc

Attachment (1)

c: County Counsel
Music Center

ADDENDUM NO. 3 TO THE FINAL ENVIRONMENTAL IMPACT REPORT
GRAND AVENUE AND ENVIRONS PROJECT

STATE CLEARINGHOUSE NUMBER 2001101166

PREPARED FOR:
COUNTY OF LOS ANGELES
CHIEF ADMINISTRATIVE OFFICE
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 754
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PREPARED BY:
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JUNE 17, 2003

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SECTION 1.0 INTRODUCTION

This Addendum No. 3 to the Final Environmental Impact Report (EIR) is prepared pursuant to and in compliance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines for minor refinements to the Music Center Improvements being undertaken by the Music Center and subject to approval by the County of Los Angeles (County). This project is one element of the Grand Avenue and Environs Project (project) approved by the County Board of Supervisors, which certified the Final EIR on October 8, 2002.¹ In addition, the Board of Supervisors adopted a Findings of Fact and Statement of Overriding Considerations, which determined that the economic, legal, social (recreational and educational), technological, and other benefits of implementing the project outweigh and override the unavoidable adverse effects of the project, including impacts to air quality, cultural resources, noise, and transportation/traffic.²

1.1 BACKGROUND

The primary objective of the Music Center Improvements is to create a more welcoming and safer pedestrian environment for the broad range of visitors to the Music Center campus in the following ways:

- Make the Music Center more welcoming to diverse audiences
- Better accommodate educational programming that currently occurs at the Music Center
- Improve the visibility of the Music Center from Grand Avenue to encourage use of the public open space provided by the Music Center Plaza
- Improve transit access to the Music Center campus
- Improve pedestrian safety within the Music Center Plaza
- Beautify the Music Center Plaza for patron enjoyment
- Improve pedestrian access to the Music Center
- Create outdoor performance areas in conjunction with the Music Center
- Enhance plaza amenities (dining, restrooms, seating, valet parking, hospitality, etc.) in conjunction with the Music Center
- Improve Music Center operations (utility, infrastructure, storage, plaza surface).

Addendum No. 3 describes refinements to the Music Center Improvements element of the project to address refinements to the exterior of the lower level restaurant (Otto's Grill) and the installation of a grease interceptor. The impacts previously identified in the Final EIR would not change as a result of these refinements.

¹ County of Los Angeles Chief Administrative Office, 8 October 2002. *Final Environmental Impact Report Grand Avenue and Environs Project*. Contact: Kenneth Hahn Hall of Administration, 500 West Temple Street, Room 754, Los Angeles, CA 90012. Prepared by: Sapphos Environmental, Inc., 133 Martin Alley, Pasadena, CA 91105.

² County of Los Angeles Chief Administrative Office, 8 October 2002. *Environmental Findings of Fact and Statement of Overriding Considerations*. Contact: Kenneth Hahn Hall of Administration, 500 West Temple Street, Room 754, Los Angeles, CA 90012. Prepared by: Sapphos Environmental, Inc., 133 Martin Alley, Pasadena, CA 91105.

1.2 PURPOSE

The purpose of Addendum No. 3 to the Final EIR is to document technical changes and additions to the project description. None of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR has occurred. None of the changes to the project description would result in a change to the environmental impact analysis undertaken in the certified Final EIR.

Addendum No. 3 to the Final EIR is being prepared for the Lead Agency designated by the State of California as defined in Section 15367 of the CEQA Guidelines. The County of Los Angeles is the Lead Agency with regard to all County-owned properties.

The County of Los Angeles Department of Public Works Architectural & Engineering Division, Building and Safety Division, Waste Management Division, and the City of Los Angeles Department of Public Works and Bureau of Sanitation are Responsible Agencies as defined by Section 15381 of the CEQA Guidelines with respect to their discretionary approval of the installation of the grease interceptor.

SECTION 2.0

REFINED PROJECT DESCRIPTION

This section describes in detail the refinements to the project description associated with the Music Center Improvements.

2.1 PROJECT REFINEMENTS

Remodel Lower Level Restaurant Space

As described in the Final EIR, the existing restaurant space located at street level on Grand Avenue of the Music Center (Otto's Grill) will undergo interior and exterior renovations within the existing footprint of the restaurant. Interior renovations would include the installation of a grease interceptor to control waste grease discharge generated during food preparation. The grease interceptor would connect to the City of Los Angeles's sewer system and prevent sewage spills caused by grease-related blockages.

A brasserie concept design has been developed for the exterior remodel of Otto's Grill (Figure 2.1-1, *Proposed Renovations to Lower Level Restaurant*). The exterior renovations would replace approximately 26 linear feet of granite with glass to enhance window frontage on Grand Avenue within existing restaurant dimensions. However, the design would also incorporate approximately 14 linear feet of new granite, resulting in a net reduction of 12 linear feet. A sidewalk seating area to serve the restaurant space would be created along approximately 140 linear feet of sidewalk in front of the restaurant. We have been advised by the City of Los Angeles that outdoor dining, which is likely to include tables, chairs, and planters, requires a 6-foot unobstructed pedestrian travel area. Outdoor dining would utilize the extra sidewalk space afforded by the realignment of Grand Avenue. The dimensions and spatial relationships for the outdoor dining are clearly defined in Figure 2.1-1 and will in fall within the 6-foot unobstructed pedestrian travel area requirement.

2.2 MITIGATION MEASURES

In addition to the mitigation measures identified in the Final EIR, the following additional mitigation measure will be implemented for the exterior renovations to Otto's Grill that is consistent with the previously identified impacts:

Measure Cultural-10

Prior to construction, the County of Los Angeles Chief Administrative Office and the County of Los Angeles Department of Public Works shall check the plans and specifications for the exterior remodel of Otto's Grill to ensure that all improvements conform to the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Standards)*.¹ Approval by the County of Los Angeles Chief Administrative Office is required prior to remodel implementation.

¹ Anne E. Grimmer and Kay D. Weeks, 1995. *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Washington D.C.: U.S. Department of the Interior, National Park Service, Heritage Preservation Services.

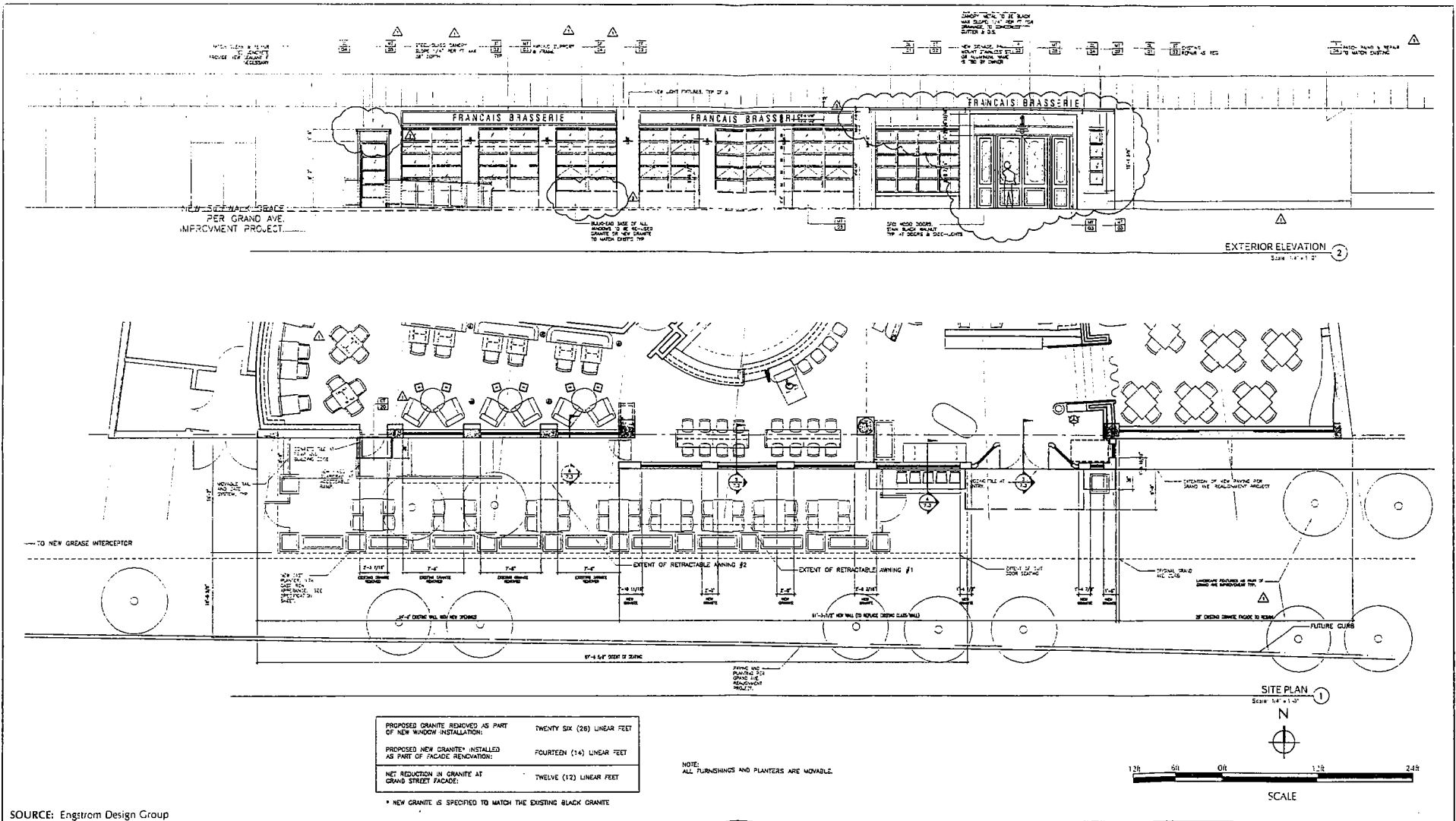
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SOURCE: Engstrom Design Group



FIGURE 2.1-1
Proposed Renovations to Lower Level Restaurant

SECTION 3.0

ANAYLYSIS OF ENVIRONMENTAL IMPACTS CAUSED BY THE REFINED PROJECT

This section of Addendum No. 3 analyzes the environmental impacts caused by the refinements to the project. The refinements to the Music Center Improvements project do not constitute a "substantial change" under the California Environmental Quality Act (CEQA); this section analyzes and confirms that the refinements to the project discussed in Section 2 neither result in any new or more significant environmental impacts nor require major revisions to the Final EIR.

3.1 ENVIRONMENTAL IMPACTS

The analysis of environmental impacts as undertaken in the Final EIR would remain the same for all issue areas analyzed. The installation of the grease interceptor would not create any new significant operational impacts to utilities and service systems related to water supply and solid waste.

Cultural Resources

The renovation of the lower level restaurant space was one of several improvements described and analyzed in the Historical Assessment Report for the Grand Avenue and Environs Project prepared by Greenwood and Associates.¹ At the time the Final EIR was certified, the design of the renovation had not been fully developed. The exterior changes included the addition of sidewalk seating and additional window frontage on Grand Avenue. The existing sidewalk enclosure (added ca. 1973) would be removed, as would 80 linear feet of granite veneer. The two would be replaced with glazing the full height of the walls. This glazing was to reference the distinctive glazing pattern of the Dorothy Chandler Pavilion. The glass was to be clear or lightly tinted.

The Historical Assessment Report found that the removal of as much as 600-800 square feet of the original granite veneer and its replacement with glazing was inconsistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*.² Standard #2 states that "The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided."

While the County maintained that the design modifications incorporated into the project were consistent with the Secretary of the Interior's Standards, preservation groups expressed their continued dissatisfaction with five elements, including the renovation of the lower restaurant space. As such, those elements were assessed as significant impacts for purposes of CEQA.

To mitigate any potential impacts to the granite veneer, the County adopted the following response to comments in the Final EIR:

¹Greenwood and Associates. 2002, *Historical Resources Assessment: Grand Avenue and Environs Project Los Angeles, CA*. Contact: 725 Jacon Way, Pacific Palisades, CA 90272. Prepared for Sapphos Environmental, Inc., 133 Martin Alley, Pasadena, CA 91105.

² Anne E. Grimmer and Kay D. Weeks, 1995. *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Washington D.C.: U.S. Department of the Interior, National Park Service, Heritage Preservation Services.

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"The redesign of the lower level restaurant looks to incorporate black granite that would be removed from the podium to increase windows for the restaurant and visibility between the restaurant and the street. The project architect committed to reincorporating a portion of the 1,200 square feet of black granite into the new restaurant facade."³

In addition, Measure Cultural-3 of the Mitigation Monitoring Plan ensures that impacts would be less than significant:

"The County shall ensure that impacts to the potential eligibility of the Music Center for listing in the National Register of Historic Places or the California Register of Historical Resources are reduced to the maximum extent practicable through the requirement to minimize impacts to the podium from removal of the polished gray granite veneer during renovation of the lower level restaurant and construction of the education space."⁴

Compliance with CEQA and the Secretary of the Interior's Standards

The proposed renovation design is consistent with the above-referenced environmental documents. As previously mentioned, the renovation plans for the lower level restaurant were not fully developed during the environmental review of the Grand Avenue Project. As such, the Historical Assessment Report and Final EIR focused on a few design ideas that were thought to be the main features of the renovation. First and foremost was increasing the visibility between the restaurant and the sidewalk by creating a larger, glazed opening.

The proposed renovation is consistent with the environmental documentation insofar as the existing sidewalk enclosure will be removed along with a portion of the granite veneer. The proposed renovation is also consistent with Measure Cultural-3 insofar as the removal of granite has been minimized. The net reduction of granite is 12 linear feet, well below the 80 feet anticipated in the environmental documentation. Granite located between the pairs of windows and the entrance will continue to tie the facade to the rest of the podium. The windows will be steel sashes divided horizontally.

As currently designed, the proposed renovation complies with the Secretary of the Interior's Standards. The implementation of this project would not result in a significant negative impact. It is doubtful that the alterations associated with this project would jeopardize the eligibility of the property for listing in the California Register. The Standards and analysis of the project impacts follows:

³ County of Los Angeles Chief Administrative Office, 8 October 2002. *Final Environmental Impact Report Grand Avenue and Environs Project*. Contact: Kenneth Hahn Hall of Administration, 500 West Temple Street, Room 754, Los Angeles, CA 90012. Prepared by: Sapphos Environmental, Inc., 133 Martin Alley, Pasadena, CA 91105.

⁴ County of Los Angeles Chief Administrative Office, 8 October 2002. *Mitigation Monitoring Plan Grand Avenue and Environs Project*. Contact: Kenneth Hahn Hall of Administration, 500 West Temple Street, Room 754, Los Angeles, CA 90012. Prepared by: Sapphos Environmental, Inc., 133 Martin Alley, Pasadena, CA 91105.

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1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The original use of the restaurant space will not change. The renovation calls for the removal of 12 linear feet of granite. In the overall context of the property, this is a minimal change. Placing the granite between the window and door openings helps minimize the loss of the granite and helps tie it to the rest of the podium.

2. *The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.*

The renovation calls for the removal of 12 linear feet of granite. This is a small percentage of the total material.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken.*

Conjectural features or elements from other buildings will not be used.

4. *Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.*

None of the latter alterations to the restaurant has acquired significance in its own right. Indeed, the existing sidewalk enclosure and awning detract from the character of the property. The removal of these two features is one of the most positive aspects of the renovation.

5. *Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize a historic property shall be preserved.*

The most distinctive aspect of this section of the property is the granite podium. A minimal amount (12 linear feet) of granite is being removed.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The granite veneer will be evaluated and repaired as necessary.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Chemical or physical treatments that may cause damage to the granite will not be used. The granite will be cleaned with the gentlest means possible.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

The renovation of the restaurant will not require any subsurface disruption.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

There are several aspects of the design that are not in character with the modern architecture of the property. They are the signage, entrance doors, canopy over the entrance, and bulkheads. The features themselves are acceptable and their design is consistent with the standards.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

No additions to the restaurant exterior are proposed.

The overall design of the proposed exterior renovations complies with the *Standards*. Although preliminary drafts of the design were not consistent with the *Standards*, the current proposed design has incorporated elements that make the renovations consistent with the style and character of the Music Center. The following recommendations were incorporated:

- Canopies have been revised to be flat and parallel to the fascia above.
- The font and material for the signage have been changed to more closely match the requirement for a "more Modern font." The signage has been specified to be fabricated from steel or aluminum materials.
- The entry doors and side panels have been revised to receive a dark stain (black walnut).
- The bulkhead/sill finishes below the storefront windows have been revised to match the existing granite facing.
- The contractor will be required to utilize high-speed drilling and minimize impact to the new or existing granite.

The interior alterations are acceptable because the space is not a character-defining feature of the campus. The sidewalk furnishings and planters are acceptable because they are temporary and

removable. Awnings are not an issue as they are typically short-term improvements and easily removed.

Section 106 Review

The project description for the Section 106 Review stated that the improvements at the Music Center were separate and apart from the realignment of Grand Avenue. The Music Center improvements, including the renovation of the lower level restaurant, did not rely on the alteration of the roadway or related public spaces. The proposed renovation, however, takes advantage of the wider sidewalks. The plans show outdoor seating up to the existing width of the sidewalk. While the outdoor seating may be more expansive than the existing sidewalk would allow, this plan does not warrant a reanalysis of the Section 106 Review for two reasons. First, the restaurant is not dependent on the outdoor seating. The interior of the restaurant has seating capacity of 260. Second, the outdoor seating is not a permanent improvement. The tables, chairs, and planters shown on the plans are all movable. Such temporary improvements would not be considered an undertaking subject to Section 106 in and of themselves.

3.2 MITIGATION MEASURES

Mitigation measures as described in the Final EIR would remain the same for all issue areas, except for cultural resources. The addition of mitigation measure Cultural-10 (see Section 2.2 herein) simply reflects the refinements that have been made to the Music Center Improvements.

3.3 LEVEL OF SIGNIFICANCE AFTER PROJECT REFINEMENTS

Implementation of the refinements to the Music Center Improvements described in Section 2 would not affect the level of significance after mitigation, as described in the Final EIR.

SECTION 4.0

FINDINGS

Addendum No. 3 has evaluated the environmental impacts associated with the refinements to the project description as described in Section 2. Based on the analysis contained in Section 3 of this addendum, it has been determined that the refinements to the Music Center Improvements as discussed in Section 2 neither create new or more significant environmental impacts nor require any major revisions to the Final EIR.

Under CEQA, Section 15164, an Addendum to an EIR is the appropriate form of document for a project change if none of the conditions described in Section 15162 calling for preparation of a Subsequent EIR has occurred.

The conditions requiring the preparation of a Subsequent EIR are defined in Section 15162 of the CEQA Guidelines (which cannot occur when an Addendum is appropriate and which do not occur relative to the proposed project changes):

- The project will have one or more significant effects not discussed previously in the EIR
- Significant effects previously examined will be substantially more severe than shown in the EIR
- Mitigation measures or alternatives previously found to be not feasible would, in fact, be feasible and would substantially reduce one or more significant effects of the project
- Mitigation measures or alternatives that were not previously considered in the EIR would substantially lessen one or more significant effect on the environment

For the reasons set out below, the County has concluded that a subsequent EIR (or any follow-up EIR) is not required, and an Addendum to the Final EIR is the appropriate CEQA compliance document for approval of the refinements to the project description. The Final EIR contained a project-level analysis of the proposed project. The Final EIR examined whether the construction and operation of the facility component would result in significant impacts, requiring the consideration of mitigation measures and feasible alternatives. The Final EIR determined that all project-related impacts could be reduced to less than significant levels through the implementation of mitigation measures, except for unavoidable significant impacts to air quality, cultural resources, noise, and transportation/traffic.

As a result of the analysis undertaken by the Music Center in Section 3, the County does not have any substantial basis for concluding that the refinements to the Music Center Improvements is likely to materially differ from the proposed project evaluated in the Final EIR; therefore, none of the conditions defined in Section 15162 of the CEQA Guidelines would occur as a result of implementing the proposed refinements. Refinements to the project description are consistent with the requirements of CEQA and do not raise important new issues about significant effects on the environment. The Final EIR analysis comprehensively discloses those environmental impacts that

would be anticipated in association with the construction and operation of the Music Center Improvements. This finding is made pursuant to and in compliance with CEQA Guidelines Section 15164 (e).